



District 6 Advisory Board Agenda

Wednesday, June 15, 2022 • 6:30 p.m.

Evergreen Community Center & Library • 2601 N. Arkansas, Wichita, KS 67204

• [Facebook Live](#)

Order of Business

- Call to Order

Public Agenda

This portion of the agenda provides an opportunity for citizens to present issues that are not part of the regular agenda for the meeting. There is a three-minute time limit for each speaker.

1. Scheduled Items

There are no scheduled Public Agenda items this month.

2. Off-Agenda Items

Any individual present that did not request to speak on the Public Agenda prior to the meeting may speak at this time.

Recommended Action: Receive and file.

New Business

3. PUD2022-00011

Philip Zevenbergen, Metropolitan Area Planning Department will present an application on behalf of (applicant)/Jeff Englert, NAI Martens (contract purchaser)/ KE Miller Engineering (Agent). The contract purchaser is requesting a zone change from SF-5 Single-Family Residential to PUD Planned Unit Development to create the North McLean Planned Unit Development PUD #100. The 1.28-acre property is generally located on the south side of North McLean Boulevard and one-half mile west of North Seneca Street, between North Vine and North Fern Streets. North Millwood dead ends into the subject property, dividing it into the two proposed parcels. Concurrently, the contract purchaser is requesting to vacate the portion of North Millwood where it abuts the subject property. To provide additional space for drive and circulation within the development. The property is comprised of platted lots that were acquired by the City of Wichita for the construction of North McLean Boulevard. The site currently acts as landscaped opens space with a number of mature trees buffering the residential development to the south from North McLean Boulevard. The contract purchaser is in the process of buying the property from the City in order to redevelop it.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to adherence to the recommended PUD text (attached) and the following conditions listed below. Staff recommends (not requires) the applicant install sidewalks on North Vine Avenue and North Fern Avenue for the boundary of the PUD.

Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2022-06-15%20DAB%206%20MAPC%20Staff%20Report%20PUD2022-00011.pdf>

4. CON2022-0008

Philip Zevenbergen, Metropolitan Area Planning Department will present an application on behalf of applicant Audrey and Jesse Patrick. The applicant is requesting a Conditional Use to build an L-shaped Accessory Apartment on the northwest area of the back yard of the SF-5 Single-Family Residential zoning district. The property is addressed as 2042 W. Columbine Lane and is generally located within 500 feet west of North Amidon Avenue and within 500 feet south of West 25th St North. The site is currently developed with a single-family home and an 8' by 6' storage shed that will be removed when the Accessory Apartment is built. This original home was built in 1955.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, with the following conditions:

- (1) The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence (located at 2042 West Columbine Lane) and the ownership shall not be divided or sold as a condominium.
- (2) Development of the site shall be in conformance with the approved site plan
- (3) The appearance of the Accessory Apartment shall be compatible with the main dwelling unit and with the character of the neighborhood.
- (4) The water and sewer provided to the Accessory Apartment shall not be provided as separate services from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.
- (5) The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submission of plans for review and approval by the MABCD for the Accessory Apartment.
- (6) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2022-06-15%20DAB%206%20MAPC%20Staff%20Report%20CON2022-00008.pdf>

5. CON2022-00010

Metropolitan Area Planning Department will present an application on behalf of West Central, LLC (Applicant) / Baughman Company, P.A. (Agent) Hamendra Bhakta (Contract Purchaser). The applicant is requesting a Conditional Use to allow Vehicle and Equipment Sales in LC Limited Commercial zoning on the Patterson Gardens Addition. The property is addressed as 5534 West Central Avenue, which is generally located on the northeast corner of North Hoover Avenue and West Central Avenue. It is currently developed with a bar, a barber shop, and a restaurant, all of which will continue to operate in addition to the new Vehicle and Equipment Sales.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **APPROVED**, subject to the following conditions. Staff recommends (not requires) the applicant to complete the sidewalk connection on North Hoover Avenue to West Central Avenue.

The following conditions shall apply:

- 1) The Conditional Use shall be limited to the sales of cars and pick-up (light) trucks. No sale or rental of trailers, boats, motorcycles/scooters, recreational vehicles or trucks larger than pick-ups are permitted. All conditions of the Unified Zoning Code, Section III-D.6.x, outdoor vehicle and equipment sales shall be in effect.
- 2) Because the UZC's definition of "vehicle repair limited" does not allow the outside repair or maintenance services of vehicles none shall be conducted on the site, unless a building is provided for this activity; UZC. Art. II, Sec.II-B.14.i. No outside storage of salvaged vehicles or vehicles waiting for repair shall be permitted in association with this use. No outside storage of parts, including tires, oil containers or any similar type of receptacles for new or used petroleum products.
- 3) All improvements to the property must be finished before car sales is permitted. Those improvements shall include, but not limited to, clearly marked customer and employee parking and the display area, proposed lighting.
- 4) The applicant shall submit a scaled revised site plan for review and approval by the Planning Department, prior to the selling of any cars or light trucks. The site plan will include, but not be limited to, internal circulation that will remain open during hours of operation to allow access, area designated for display of cars, customer and employee parking, any existing or proposed signs, existing or proposed lighting, The site will be developed according to the revised site plan. Off-street parking spaces shall be provided in accordance with Article IV, Sec. IV-A of the UZC. No vehicles for sale shall be displayed in required off-street parking spaces. No parking is allowed on unpaved surfaces on the lot. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 5) If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2022-06-15%20DAB%206%20MAPC%20Staff%20Report%20CON2022-00010.pdf>

6. CON2022-0015

Metropolitan Area Planning Department will present an application on behalf of applicant Carmen Martinez. The applicant is requesting a Conditional Use to allow an Accessory Apartment in SF-5 Single-Family Residential zoning. The property is generally located one-quarter mile west of North Broadway and one-quarter mile west of West 29th Street (3135 N. Wellington Place). On this parcel, the applicant plans to convert the existing one-story, 1080 sq. ft. garage on the property into an Accessory Apartment, which is permitted in SF-5 Single-Family Residential by Conditional Use approval.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **APPROVED**, subject to the following conditions:

1. The zoning, uses and character of the neighborhood: The surrounding properties to the north, east, south, and west are zoned SF-5 Single-Family Residential with single-family residential dwellings.

2. The suitability of the subject property for the uses to which it has been restricted: The subject site is currently zoned SF-5 Single-Family Residential which permits the existing single-family residence. The property will continue to be used for one single-family residence; the size of the property easily accommodates an Accessory Apartment within an existing structure and the additional required parking space.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff does not anticipate that approval of the request will generate significant amounts of additional traffic and there is ample parking on site. The conditions of approval should minimize any anticipated detrimental impacts.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed use is in conformance with the Community Investments Plan, as discussed in the report.
5. Impact of the proposed development on community facilities: Staff expect that there will be minimal significant impact on public roads and no impact to water and sewer service.

Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2022-06-15%20DAB%206%20MAPC%20Staff%20Report%20CON2022-00015.pdf>

7. ZON2022-0027

Metropolitan Area Planning Department will present an application on behalf of Katherine M. Jacobs (owner/applicant) Baughman Company, PA, c/o Philip Meyer. The applicant is requesting the rezoning of the approximately 4.66-acre SF-5 Single-Family Residential zoned subject property to TF-3 Two-Family Residential. The unplatted subject property is located approximately one-half mile north of West 53rd Street North, south of West 57th Street North on the west side of North Meridian Avenue. The subject site is currently developed with a two-story, single-family residence, built in 1922, and several accessory buildings. These buildings will be razed for a proposed duplex development.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the request.

Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2022-06-15%20DAB%206%20MAPC%20Staff%20Report%20ZON2022-00027.pdf>

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Board Agenda

8. Updates, Issues, and Reports

Reports from the DAB on any activities, events, resources, issues, or concerns in the neighborhoods, council district, and/or city.

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Adjournment

A special District 6 Advisory Board meeting is scheduled to be held at 6:30 p.m. on July 11, 2022 at the Evergreen Community Center & Library, 2601 N. Arkansas, and Wichita, KS 67204. Residents also have the option to watch live on the [District 6 Facebook page](#).

Visit the [District 6 webpage](#) for the most up-to date meeting information.